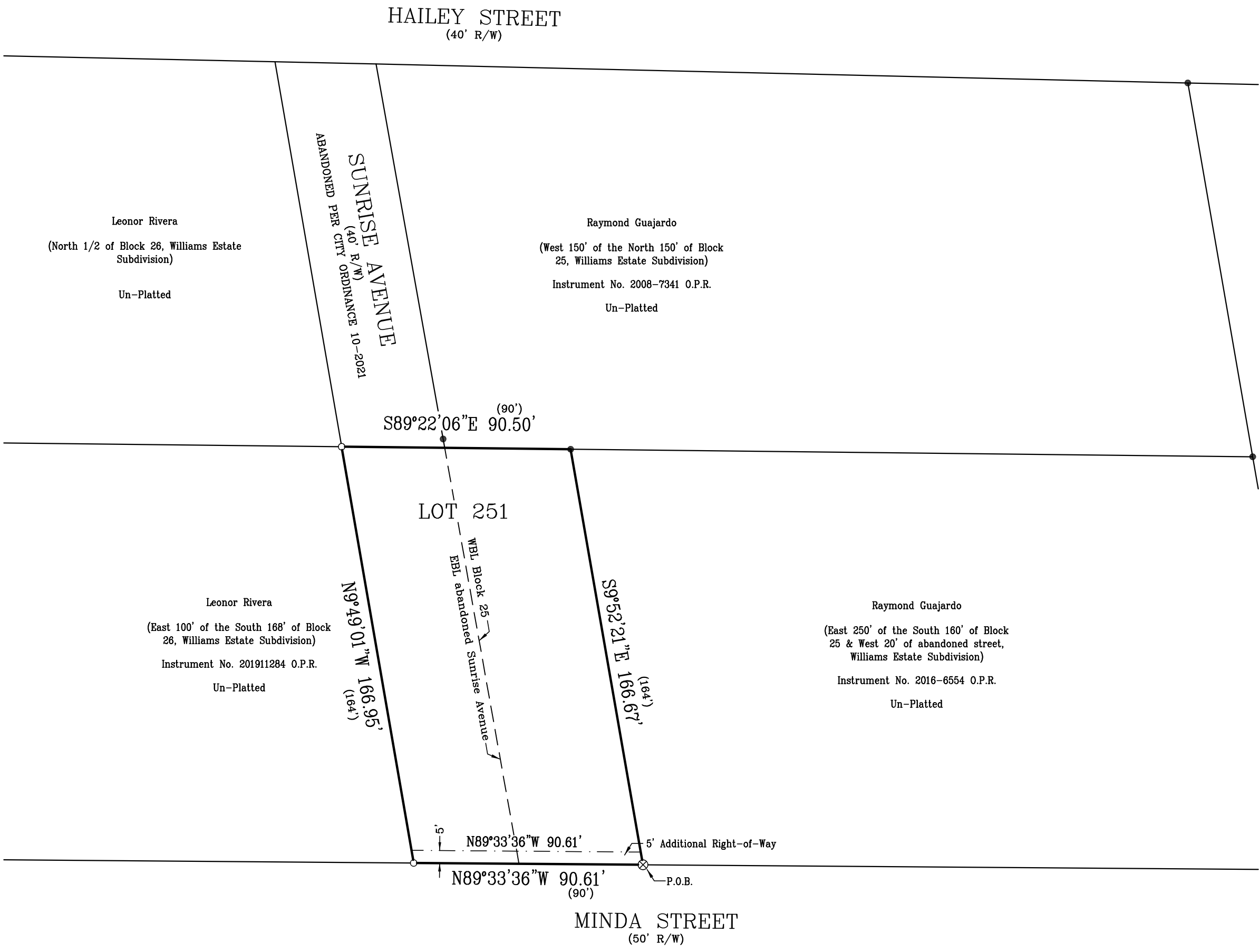


Owner: Leonor Rivera  
866 Minda Street  
Abilene, Texas 79602

GEOTEX PROPERTY SOLUTIONS  
209 s. Pioneer Drive, Suite 2  
Abilene, Texas 79605  
325-677-6712  
Firm Registration No. 10194134



FIELD NOTES  
0.341 ACRES

BEING 0.341 acres, being the west 50 feet of the south 164 feet of Block 25, Williams Estate Subdivision, as shown by plat recorded in Cabinet 1, Slide 512, Plat Records, Taylor County, Texas and all of the south 164 feet of Sunrise Avenue lying between Blocks 25 and 26 of said subdivision (abandoned by City of Abilene Ordinance No. 10-2021), said 0.341 acres being more particularly described as follows:

BEGINNING at an "X" found in concrete on the NBL of Minda Street (50 foot right-of-way) at the southwest corner of a tract of land recorded in Instrument No. 2016-6554, Official Public Records, Taylor County, Texas for the southeast corner of this tract;

THENCE N89°33'36"W 90.61 feet along the NBL of Minda Street to a 3/8" rebar set on the WBL of Sunrise Avenue (abandoned) at the southeast corner of said Block 26 for the southwest corner of this tract;

THENCE N9°49'01"W 166.95 feet along the WBL of Sunrise Avenue (abandoned) to a 3/8" rebar set on the EBL of said Block 26 for the northwest corner of this tract;

THENCE S89°22'06"E 90.50 feet to a 3/8" rebar found at the northwest corner of said tract recorded in Instrument No. 2016-6554, Official Public Records, Taylor County, Texas for the northeast corner of this tract;

THENCE S9°52'21"E 166.67 feet along the WBL of said tract recorded in Instrument No. 2016-6554, Official Public Records, Taylor County, Texas to the place of beginning and containing 0.341 acres of land.

Lot 251,  
a Replat of the West 50 feet of the South 164 feet  
of Block 25, Williams Estate Subdivision and all of  
Sunrise Avenue, Lying between Blocks 25 and 26,  
Williams Estate Subdivision, City of Abilene, Taylor  
County, Texas.

<p>PLANNING COMMISSION</p> <p>THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK OF ABILENE, TEXAS, IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 674A, PENAL CODE OF TEXAS, AS AMENDED.</p> <p>DATE _____ CHAIRMAN _____</p> <p>ATTEST _____ SECRETARY _____</p> <p>DATE _____ PLANNING DIRECTOR _____</p> <p>DIRECTOR OF PUBLIC WORKS</p> <p>THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.</p> <p>DATE _____ DIRECTOR OF PUBLIC WORKS _____</p>	<p>PLANNING DIRECTOR</p> <p>FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.</p> <p>DATE _____ FILE NUMBER _____</p> <p>PLANNING DIRECTOR</p> <p>FEES</p> <p>COUNTY CLERK</p> <p>I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON _____</p> <p>DATE _____ FILE NUMBER _____</p> <p>COUNTY CLERK _____ COUNTY TEXAS _____</p> <p>DEPUTY</p>
<p>OWNER'S CERTIFICATE AND DEDICATION</p> <p>THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS, AND ALLEYS UNDER THE NAME OF _____</p> <p>Lot 251, a Replat of the West 50 feet of the South 164 feet of Block 25, Williams Estate Subdivision and all of Sunrise Avenue, Lying between Blocks 25 and 26, Williams Estate Subdivision, City of Abilene, Taylor County, Texas.</p> <p>AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON TO THE LIVES INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:</p> <p>"SEE ATTACHED FIELD NOTES"</p> <p>EXECUTED THIS _____ DAY OF _____, 20 _____</p> <p>OWNER _____ OWNER _____</p> <p>OWNER _____ OWNER _____</p>	
<p>ACKNOWLEDGMENT</p> <p>THE STATE OF TEXAS : COUNTY OF _____</p> <p>BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____ WHOSE NAME _____ SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.</p> <p>GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D. 20 _____</p> <p>NOTARY PUBLIC _____ COUNTY TEXAS</p> <p>THE STATE OF TEXAS : COUNTY OF _____</p> <p>BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____ WHOSE NAME _____ SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID _____ A CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.</p> <p>GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D. 20 _____</p> <p>NOTARY PUBLIC _____ COUNTY TEXAS</p>	
<p>GENERAL NOTES</p> <p>SHEET 1 OF 1 SHEETS ACREAGE 0.341 acres</p> <p>SCALE 1" = 40' SMALLEST LOT 0.341 acres LARGEST LOT 0.341 acres</p> <p>LOT WIDTH MIN 90.50' MAX 90.61' LOT DEPTH MIN 166.67' MAX 166.95'</p> <p>CONCRETE MONUMENTS _____ POLES _____ DOWN GUYS _____</p>	
<p>SURVEYOR CERTIFICATE AND PLAT DESCRIPTION</p> <p>CERTIFICATION : I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE.</p> <p>PLAT DESCRIPTION : Lot 251, a Replat of the West 50 feet of the South 164 feet of Block 25, Williams Estate Subdivision and all of Sunrise Avenue, Lying between Blocks 25 and 26, Williams Estate Subdivision, City of Abilene, Taylor County, Texas.</p> <p>DATE _____ SIGNATURE _____</p> <p>PLAT PREPARATION DATE: _____ REGISTERED PROFESSIONAL LAND SURVEYOR</p>	